

UNOFFICIAL COPY

**Warranty Deed
JOINT TENANCY
WITH RIGHTS OF SURVIVORSHIP
Statutory (ILLINOIS)
(Individual to Individual)**



Doc#: 0729850149 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/25/2007 12:19 PM Pg: 1 of 2

THE GRANTORS (NAME AND ADDRESS)

ALBERT D. CONNOR
and LESLEY CONNOR,
husband and wife,
1872 North Larrabee Street
Chicago, Illinois 60614

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to:

MICHAEL R. KAPLAN, a single man,
AND
EMILIE G. WILLIAMS, a single woman,
of
1727 Locust Place - #104,
Schaumburg, Illinois 60173
(NAMES AND ADDRESS OF GRANTEES)

(The Above Space For Recorder's Use Only)

not in Tenancy in Common, but as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: (See attached legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, not in Tenancy in Common, but as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP forever. SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent years.

Permanent Real Estate Index Number(s): 14-33-109-056-1012 (U402) and 14-33-109-056-1025 (P-6)

Address of real estate: 2230 North Lincoln Avenue, #402, Chicago, IL 60614

DATED this 15th day of October, 2007.

Albert D. Connor
Albert D. C City of Chicago

Lesley Connor
Real Estate Lesley Connor

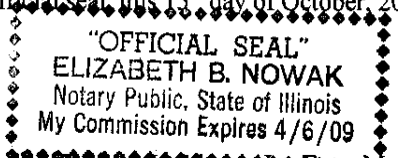


STATE OF ILLINOIS)
COUNTY OF COOK)
Dept. of Revenue 533276
10/18/2007 13:25 Batch 06255 14
Transfer Stamp \$3,517.50

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALBERT D. CONNOR and LESLEY CONNOR, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15th day of October, 2007.

Commission expires:



Elizabeth B. Nowak
Notary Public

This instrument was prepared by Donald J. Grosen, Jr., Esq., McGuireWoods LLP, 77 West Wacker Drive, Suite 4400, Chicago, Illinois 60601.

Fort Dearborn Land Title

700975
10f3

2P

UNOFFICIAL COPY

LEGAL DESCRIPTION

of premises commonly known as 2230 North Lincoln Avenue, #402, Chicago, Illinois 60614, and bearing Property Index Numbers 14-33-109-056-1012 (U402) and 14-33-109-056-1025 (P-6):

UNIT 402 AND PARKING SPACE P-6 IN EMERALD CITY CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 8, 9 AND 10 IN S.S. SMITH'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 21 IN WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEES' SUBDIVISION AFORESAID (EXCEPT THEREFROM THAT PART LYING BELOW A HORIZONTAL PLANE HAVING AN ELEVATION OF 30.20 FEET ABOVE CHICAGO CITY DATUM LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY OF THAT PART OF SAID LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF LOT 10; THENCE SOUTH 45 DEGREES 06 MINUTES 49 SECONDS WEST ALONG THE SOUTHEASTERLY LINE OF LOT 10 FOR A DISTANCE OF 20.23 FEET; THENCE NORTH 44 DEGREES 50 MINUTES 45 SECONDS WEST 41.29 FEET; THENCE SOUTH 45 DEGREES 09 MINUTES 15 SECONDS WEST 3.38 FEET; THENCE NORTH 44 DEGREES 50 MINUTES 45 SECONDS WEST 19.40 FEET; THENCE NORTH 45 DEGREES 09 MINUTES 15 SECONDS EAST 7.58 FEET; THENCE SOUTH 44 DEGREES 50 MINUTES 45 SECONDS 1.03 FEET; THENCE NORTH 45 DEGREES 09 MINUTES 15 SECONDS EAST 15.86 FEET TO THE NORTHEASTERLY LINE OF SAID LOTS; THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID NORTHEASTERLY LINE OF SAID LOTS 59.64 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 1997 AS DOCUMENT NUMBER 97925041 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

EAST *Handwritten mark*

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Mark J. Weidman, Esq.
(Name)

Michael R. Kaplan and Emilie G. Williams
(Name)

11006 Front Street
(Address)

2230 North Lincoln Avenue - #402
(Address)

Mokena, IL 60448
(City, State and Zip)

Chicago, IL 60614
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

STATE TAX

STATE OF ILLINOIS



OCT. 25. 07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000001298

REAL ESTATE TRANSFER TAX
00469.00
FP 103051

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 25. 07

REVENUE STAMP

000001377

REAL ESTATE TRANSFER TAX
00234.50
FP 103048